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February 14, 2012

BOARD OF SUPERVISORS

Agenda No. 11

COUNTY OF LOS ANGELES

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February 14, 2012 04/26/11

SACHI A. HAMAI

FXFCIJTIVE OFFICER

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, California 90012

Re:

PROJECT NUMBER 03-304-(5)

CONDITIONAL USE PERMIT NUMBER 03-304-(5)

OAK TREE PERMIT NUMBER 03-304-(5)

FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the abovereferenced permits to authorize the creation of a clustered hillside residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park, and one public facility lot on 47.25 acres in the Castaic Canyon Zoned District. At the conclusion of the hearing, your Board certified the Final Environmental Impact Report for the project and adopted the Findings of Fact and Statement of Overriding Considerations, indicated your intent to approve the permits, and instructed our office to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN

County Counsel,

ELAINE M. LEMKE

Principal Deputy County Counsel

Property Division

APPROVED AND RELEASED:

KICHARD D. WEISS

Acting Senior Assistant County Counsel

EML:vn **Enclosures**

HOA.845206.1

FINDINGS OF THE BOARD OF SUPERVISORS AND ORDER

PROJECT NUMBER 03-304-(5) CONDITIONAL USE PERMIT NUMBER 03-304-(5) OAK TREE PERMIT NUMBER 03-304-(5)

- 1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit Case No. 03-304-(5) ("CUP") and Oak Tree Permit Case No. 03-304-(5) ("Oak Tree Permit") on April 26, 2011. The CUP and Oak Tree Permit were heard concurrently with Vesting Tentative Tract Map No. 53933-(5) ("Vesting Map"), and Zone Change Case No. 03-304-(5) ("Zone Change"), collectively the Project. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP, Vesting Map, Oak Tree Permit, and Zone Change on June 2, 2010 and August 4, 2010.
- 2. The permittee, Bahram Safavi and Can Shelter Inc., requests a CUP to authorize the creation of a clustered hillside residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot, and one public facility lot on 47.25 gross acres. The permittee requests the Oak Tree Permit to authorize removal of 13 oak trees (non-heritage oaks) and encroachment within the protected zone of 20 oak trees (including two heritage oaks).
- 3. A CUP is required to ensure compliance with the requirements of the Los Angeles County Code ("County Code") pertaining to urban and non-urban hillside management, density-controlled development, on-site project grading exceeding 100,000 cubic yards, and Residential Planned Development ("RPD") pursuant to sections 22.20.460, 22.40.070, 22.40.080, 22.56.205, 22.56.210, and 22.56.215, as well as to ensure compliance with the proposed Development Program ("DP") zoning pursuant to section 22.40.040 of the County Code.
- 4. An Oak Tree Permit is required to allow the removal of 13 oak trees (non-heritage oaks) and encroachment within the protected zone of 20 oak trees (including two heritage oaks) pursuant to County Code section 22.56.2060.
- 5. The Vesting Map is a related request to create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot, and one public facility lot on 47.25 gross acres).
- 6. The Project site is located parallel to and southwest of The Old Road and the Golden State Freeway (I-5), south of Parker Road and north of Villa Canyon Road, within the Castaic Canyon Zoned District and Castaic Area Community Standards District ("CSD"), within the unincorporated area of Santa Clarita Valley.

- 7. The Project's rectangular-shaped property is characterized by ridges, intervening canyons, and level terrain. Approximately 20 percent of the subject property has zero to 25 percent slopes, 25 percent has 25 to 50 percent slopes, and 55 percent has slopes greater than 50 percent.
- 8. Access to the proposed Project site is provided by The Old Road, a varying 80-to 84-foot-wide secondary highway, onto a varying 60- to 66-foot new commercial Street "A," which will turn into a collector street within the Project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.
- 9. The Project site is currently zoned A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area), which was established by Ordinance No. 7486 on April 3, 1959. The Project proposes a zone change from A-2-2 to RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) on 42.04 acres and to M-1-DP (Light Industrial-Development Program) on 5.21 acres.
- 10. Surrounding zoning includes:

North:

RPD-9,000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-13U-DP (Limited Multiple Residence-13 Dwelling Units Per Acre-Development Program), and CPD (Commercial Planned

Development);

South:

A-2-2;

East:

A-2-2 and M-1-DP; and

West:

A-2-2.

11. The Project site consists of four vacant lots. Surrounding uses include:

North:

A mobile home park, multi-family housing, and a truck dealership;

South:

Vacant properties:

East:

A building materials yard and the I-5 Freeway; and

West:

Vacant properties.

12. The Zone Change is a related request by the permittee to change the zoning from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres of the Project site. The Development Program ("DP") designation will ensure that development occurring after rezoning on the affected portion will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked Exhibit "A." Only development consistent with the CUP and the new zoning will be permitted unless a new zone change and/or CUP is first obtained. The Project shall not be approved unless and until the Zone Change is adopted by the Board and becomes effective.

- 13. The permittee submitted an Oak Tree Report as prepared and amended by Trees, etc., a division of RDI & Associates, Inc., dated June 18, 2008, which identifies and evaluates 33 oak trees on the subject property and which is currently on file with the County Department of Regional Planning ("Regional Planning").
- 14. The proposed removal of 13 oak trees and encroachment into the protected zone of 20 oak trees is necessary to allow for construction of the Project as proposed in order to develop the site at the proposed density with the required infrastructure, grading, and improvements.
- 15. The County Forester and Fire Warden ("Forester") reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the Project site. The Forester recommended approval of the requested oak tree removals and encroachments, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 2:1 for a total of 26 mitigation oak trees.
- 16. The Exhibit "A" dated March 31, 2009, depicts 70 single-family lots clustered over approximately 42.04 acres in the middle portion of the Project site. The single-family lots range in size from 5,003 to 16,927 net square feet and are designed along one main collector street (varying 60 to 64 feet in width) and four connecting (58 feet wide) cul-de-sac streets in a clustered design within the interior of the Project. The residential lots are designed with frontage ranging from 40 to 90 feet in width and average 6,000 square feet.
- 17. Three commercial lots are designed at the entrance of the development with frontage on the interior 66-foot-wide commercial Street "A." A commercial building for retail and/or professional office use is depicted on each commercial lot. The three commercial buildings will total 69,250 square feet. A total of 277 parking spaces are depicted within the three commercial lots, which will provide required parking for a combination of office and retail uses. No eating establishments are depicted or proposed.
- 18. A total of 640,000 cubic yards each of cut and fill (total of 1.28 million cubic yards) will be balanced on site. The grading will consist of on-site improvements including development of single-family residential lots and on-site and off-site improvements along The Old Road.
- 19. The Oak Tree Exhibit site plan dated May 21, 2008, depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (non-heritage oaks) are within the Project site and nine oak trees (of which two are heritage oaks) are outside of the Project site adjacent to the southern and western Project boundaries. All 13 oak trees (non-heritage) depicted to be removed are within the Project boundary and located within proposed commercial lots (three oak trees) and

graded slopes (10 oak trees). Up to 20 oak trees (two heritage oaks) are depicted to be encroached upon by proposed grading of manufactured slopes; 11 of the encroachments are within the Project boundary and nine are outside of the western Project boundary.

- 20. A 4.1-gross-acre private park (3.7 net) is depicted on the west side of the Project site at the end of the proposed Street "A." The private park is designed with a picnic area, a basketball court, a tot lot, and a five-foot-wide trail designed only within the private park lot without connection to other trails.
- 21. The property is situated in the HM (Hillside Management-One Dwelling Unit Per Five Acres to One Dwelling Unit Per Two Acres), U1 (Urban 1-1.1 to 3.3 Dwelling Units Per Acre), U2 (Urban 2-3.4 to 6.6 Dwelling Units Per Acre), U3 (Urban 3-6.7 to 15 Dwelling Units Per Acre), and M (Industrial) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the U1, U2, U3, and HM land use categories. None of the residential development will be located within the M land use designation.
- 22. The single-family residential portion of the Project is consistent with the existing and proposed zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to section 22.24.120 of the County Code, and the proposed RPD-5,000-1.9U zone per section 22.20.460 of the County Code. The permittee has requested a CUP to authorize a clustered design within the middle area as a density-controlled development pursuant to sections 22.24.150 and 22.56.205 of the County Code, which allow for a reduction in the lot sizes to less than the 22,926 square feet that would be required by the proposed zone. The Project proposes a minimum of 5,000 square feet for each lot with the allowable density averaged over the Project site.
- 23. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP zoning classification. The permittee requested a CUP to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the County.
- 24. Development on the proposed parcels must comply with the County Low-Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to issuance of a building permit, or alternatively, must comply with State law regarding those issues in the event that any or all of the abovereferenced County ordinances are repealed.
- 25. The proposed Project is exempt from the Castaic Area CSD. The Castaic Area CSD was adopted by the Board on November 30, 2004, and effective on December 30, 2004. The Project application was filed on October 1, 2003 and deemed a complete application before the effective date of the Castaic Area CSD. The permittee, however, agreed that the commercial portion of the Project would be developed consistent with the CSD and is so conditioned.

- 26. Prior to the Commission hearing, Regional Planning conducted an Initial Study for the Project and determined that an Environmental Impact Report was required under the California Environmental Quality Act ("CEQA").
- 27. Letters were received by Regional Planning and submitted to the Commission regarding the Draft Environmental Impact Report ("EIR") for the Project from the State of California Governor's Office of Planning and Research, California Natural Resources Agency Department of Fish and Game, the City of Santa Clarita, and South Coast Air Quality Management District. All comments in those letters were responded to in the Final EIR.
- Prior to the Commission's public hearing, notice of public hearing was published in *The Signal* and *La Opinion* newspapers. Additionally, notices were mailed to property owners within a 1,000-foot radius of the subject property as well as those individuals and organizations on Regional Planning's courtesy mailing lists. Public hearing signs were posted timely on the subject property. Project materials, including the staff report, tentative map, Exhibit "A," Oak Tree Exhibit, and environmental documentation were mailed to the Newhall Library, 22704 West Ninth Street, Santa Clarita, California 91321. Original Project materials are available at Regional Planning, 320 West Temple Street, Room 1382, Los Angeles, California 90012. Project materials are also posted on the Regional Planning website http://planning.lacounty.gov/case.htm.
- 29. During the first public hearing session before the Commission on June 2, 2010, staff from Regional Planning presented the proposed CUP and Oak Tree Permit along with the associated Zone Change and Vesting Map.
- 30. During the June 2, 2010 public hearing session, the Commission heard testimony from a representative of the permittee, who stated that the Project will include construction of the most difficult portion of The Old Road Capital Improvement Project, and further that the permittee would be willing to dedicate the proposed private trail and trailhead to the County Department of Parks and Recreation for future connection to County trails. The private trail depicted on the site plan for the Project is solely designed within Private Park Lot No. 74 without connection to a separate trail or lot.
- 31. During the June 2, 2010 public hearing session, the Commission discussed the proposed development and noted that photovoltaic structures on the roofs of the single-family structures could improve the Project; the commercial buildings are well located in relation to the visual impact of the Project; the Project's access from The Old Road is taken by a natural opening on the property; and two of the three significant impacts identified in the Draft EIR would be only temporary impacts during construction of the Project.
- 32. During the Commission's June 2, 2010 public hearing session, Regional Planning staff recommended continuance of the hearing to allow the permittee additional time to address the fact that:

- A. The Oak Tree Permit application did not include a request for encroachment onto all oak trees as depicted on the oak tree exhibit;
- B. A revised slope density analysis depicting all of the Project's land use designations and acreage was required to calculate the maximum density for the Project;
- C. The originally proposed residential zone change of A-2-2 to RPD-5,000-2.5U did not accurately reflect the Project's density. The zone of RPD-5,000-1.9U accurately reflected the Project density of 70 single-family lots; and
- D. The Draft EIR comment period was still open and the final environmental documents had not been completed, including the Final EIR, Findings of Fact and Statement of Overriding Considerations ("Findings of Fact and SOC"), and Mitigation Monitoring and Reporting Program ("MMRP").
- 33. At the conclusion of the June 2, 2010 public hearing session, the Commission continued the public hearing to August 4, 2010, to allow the permittee to work with Regional Planning staff to resolve the remaining outstanding issues regarding the Project and to allow staff to prepare the final documents.
- 34. Following the Commission's June 2, 2010 public hearing session, the permittee modified the Oak Tree Permit application to request an encroachment of up to 20 trees instead of up to eight trees as originally proposed. Due to this change, the Project was re-noticed. A new notice was posted on the property, mailed to all property owners within 1,000 feet of the Project property boundary, and published in *The Signal* and *La Opinion* newspapers.
- 35. During the August 4, 2010 public hearing session, the Commission heard a presentation from staff which included a discussion of how remaining Project issues were resolved. This discussion indicated that:
 - A. The Oak Tree Permit was revised to include up to 20 encroachments (two heritage oaks), accurately reflecting the oak tree exhibit submitted for the Project;
 - B. The residential Zone Change request was revised to RPD-5,000-1.9U instead of RPD-5,000-2.5U, accurately reflecting the Project's proposed density;
 - A revised slope density analysis map was received and analyzed by staff which concluded that the maximum density for the Project site was 77 units; and
 - D. Final environmental documents, including the Final EIR, Findings of Fact and SOC, and Final MMRP were prepared.

- During the August 4, 2010 public hearing session, the Commission heard a short presentation from the permittee's representative who agreed with staff's recommendations, noted that the Project had the community's support, and discussed the benefits of the Project to the community by its resulting in:
 - A. Construction of a portion of the County's The Old Road Capital Improvement Project along the property's frontage;
 - B. An increase in jobs for the community;
 - C. Preservation of open space including construction of a private park lot within the development; and
 - D. Convenient location of commercial lots along the front of the Project site.
- 37. During the August 4, 2010 public hearing session, the Commission commended the permittee on its outreach efforts to the community.
- 38. During the August 4, 2010 public hearing session, after considering the entirety of the record, the Commission closed the public hearing; certified the EIR and adopted the Findings of Fact and SOC; adopted the MMRP; approved the CUP, Oak Tree Permit, and Vesting Map, and recommended approval of the Zone Change to the Board.
- 39. The Commission's approval of the Project was deemed "timely called up for review" by the Board pursuant to section 22.60.230.B.2 of the County Code because the Project included the Zone Change.
- 40. The Board's duly-noticed public hearing for the Project was held on April 26, 2011. Regional Planning staff presented a report that described the Project and outlined the administrative process that had occurred to date. No new correspondence regarding the Project was received by the Board.
- 41. During the Board's April 26, 2011 public hearing, a consultant for the Project was available to answer questions, but none were asked.
- 42. The Board finds that an Initial Study was prepared for this Project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000 et. seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. In accordance with State and County Environmental Quality Guidelines, a Draft and Final EIR were prepared for the Project and made available for public review for more than 45 days from May 3, 2010 to June 28, 2010. The EIR concluded that certain impacts cannot be mitigated to less than significant levels, which included air quality and noise (both temporary during construction) and biological resources (cumulative). The SOC was prepared to address the three impact areas that cannot be mitigated to less than significant. An MMRP was prepared

- to identify how and when environmental mitigation measures will be performed and who has responsibility to monitor their performance.
- 43. Approval of the Project requires adoption of the Findings of Fact and SOC. At the close of its April 26, 2011 hearing on the Project, the Board adopted the Findings of Fact and SOC, which are incorporated herein by this reference, as if set forth in full.
- 44. The Board reviewed and considered the Final EIR and found that it reflects the independent judgment of the Board. As stated in the Final EIR and Findings of Fact and SOC, implementation of the Project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), identified significant adverse effects will be reduced to less than significant levels with the mitigation measures identified in the Final EIR which are incorporated as conditions for this Project.
- 45. With respect to the adverse effects upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), the Board determines that the substantial benefits resulting from the Project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and SOC.
- 46. The Board finds that an MMRP consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this Project.
- 47. The Board finds that the MMRP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment are ensured.
- 48. The Project has an impact on fish and wildlife resources. Therefore, the Project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
- 49. Approval of this CUP and Oak Tree Permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for the related Vesting Map and the MMRP.
- 50. The permittee has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location conforms with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

51. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING THE BOARD OF SUPERVISORS CONCLUDES:

Regarding The CUP

- That the proposed use with the attached conditions and restrictions will be consistent with the adopted Area Plan, a component of the General Plan;
- 2. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- 3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- 4. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;
- 5. That the proposed Project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire flood, mud flow, or erosion hazard;
- 6. That the proposed Project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;
- 7. That the proposed Project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the community, and is consistent with the objectives and policies of the General Plan;
- 8. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;

- 9. That the proposed development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
- 10. That the proposed development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;
- 11. That the proposed development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;
- 12. That the proposed development retains sufficient natural vegetative cover and/or open spaces to buffer critical resources from said requested development;
- 13. That establishment of the proposed use on the subject property conforms with good zoning practice.
- 14. That where necessary, fences or walls are provided to buffer important habitat areas from development;
- 15. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths;
- 16. That with the development program the subject property is suitable for the proposed use and the development program provides necessary safeguards to ensure completion of the proposed development by the permittee forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area;
- 17. The compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable general plan policies.

Regarding the Oak Tree Permit:

- 18. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the County Code;
- 19. That the proposed removal of the oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- 20. That in addition to the above facts, that the removal of up to 13 oak trees and the encroachment into the protected zone of up to 20 oak trees is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that: a) alternative development plans cannot achieve the same

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- permitted density or the cost of such alternative would be prohibitive; and b) placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized;
- 21. That the proposed removal of the oak trees will not be contrary to, or in substantial conflict with, the intent and purpose of the Oak Tree Permit procedure; and
- 22. That the information submitted by the permittee and presented at the public hearings substantiates the required findings for an Oak Tree Permit as set forth in section 22.56.2100 of the County Code.

THEREFORE, THE BOARD OF SUPERVISORS:

- Certifies that the Final EIR was completed in compliance with CEQA and the 1. State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; indicates that, at the conclusion of its hearing on the Project, it certified the Final EIR, adopted the Findings of Fact and SOC for the Project, and adopted the MMRP, which is attached to and included in the conditions of approval, finding that pursuant to California Public Resources Code section 21081.6, the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in the Findings of Fact and SOC; and determines that the remaining, unavoidable environmental effects of the Project have been reduced to the extent possible and to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the Project as stated in the Findings of Fact and SOC; and
- 2. Approves Conditional Use Permit No. 03-304-(5) and Oak Tree Permit No. 03-304-(5) subject to the attached conditions.

CONDITIONS OF APPROVAL PROJECT NUMBER 03-304-(5) CONDITIONAL USE PERMIT NUMBER 03-304-(5) OAK TREE PERMIT NUMBER 03-304-(5)

- 1. This grant authorizes the use of the 47.25-acre subject property for a clustered hillside residential development within urban and non-urban Hillside Management ("HM") areas, consisting of a maximum of 70 single-family units, as depicted in the approved Exhibit "A" dated March 31, 2009, on-site project grading exceeding 100,000 cubic yards, Residential Planned Development and Development Program zoning, and the removal of 13 trees of the Oak Genus and encroachment within the protected zone of 20 trees of the Oak Genus identified in the permittee's site plan and Oak Tree Report, subject to all of the following conditions of approval.
- 2. Unless otherwise apparent from the context, the term "permittee" shall include the permittee and any other person, corporation, or entity making use of this grant.
- 3. The term "Oak Tree Report" refers to the report on file at the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") by Trees, etc., the consulting arborists, dated June 18, 2008.
- 4. This grant shall not be effective for any purpose unless and until the permittee, and the owner of the subject property, if other than the permittee, have filed with Regional Planning their affidavit stating that they are aware of and agree to accept all the conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 8, 19, and 58. Notwithstanding the foregoing, this Condition No. 4 and Condition Nos. 2, 8, 9, 10, and 11 shall be effective immediately upon final approval of this grant by the County.
- 5. If any provision of this grant is held or declared to be invalid, the permits shall be void and the privileges granted hereunder shall lapse.
- 6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or County Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it is found that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety, or as to be a nuisance.
- 7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

- Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").
- 8. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code for Project No. 03-304-(5), which includes this grant and Zone Change No. 03-304-(5) ("Zone Change"), and Vesting Tentative Tract Map No. 53933 ("Vesting Map"). Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code, the permittee is responsible for the payment of fees established by said department for the project's impacts to fish and wildlife and to defray the cost of wildlife protection and management. The current Fish and Game Code fee amount is \$2,944. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
- 9. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this grant, which action is brought within the applicable time period of California Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to reasonably defend, indemnify, or hold harmless the County.
- 10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purposes of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits from which actual costs shall be billed and deducted:
 - A. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with section 2.170.010 of the Los Angeles County Code ("County Code").

- 11. This grant shall expire unless used within two years after the recordation of the last final unit map for the Vesting Map. In the event that the Vesting Map should expire without the recordation of a final map, or all final maps if phased, this grant shall terminate upon the expiration of the Vesting Map. Entitlement to the use of the property thereafter, or any unrecorded portion thereof, shall be subject to the regulations then in effect.
- 12. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for inspections shall be \$200 per inspection or the current recovery cost at the time of payment.
- 13. The subject property shall be graded, developed, and maintained in substantial compliance with the approved Vesting Map and shall comply with all of the Vesting Map's requirements and conditions. An amended or revised Vesting Map may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner. The subject property shall also be developed and maintained in substantial compliance with the approved Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) for such revision.
- 14. The permittee shall provide a current and valid water availability letter to the satisfaction of the Director at the time of final map recordation (or final unit map recordation if the project is phased), prior to the issuance of grading permits, and prior to the issuance of building permits for the approved development.
- 15. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.

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- 16. The permittee shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to recordation of the first final unit map associated with this CUP and Oak Tree Permit. The permittee shall submit separate CC&Rs for the single-family homes portion of the project ("Single-family CC&Rs") and for the commercial portion of the project ("Commercial CC&Rs"). Those provisions required by the County to be contained in the CC&Rs shall be identified as such and shall not be modified in any way without prior authorization from Regional Planning.
- 17. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which is incorporated herein in its entirety by this reference and attached hereto.
- 18. The permittee shall record a covenant with the County agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") and attach the MMRP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
- 19. The permittee shall deposit the sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required MMRP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required by the Director. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
- 20. In addition to the conditions herein, the development of the subject property shall comply with all requirements and conditions approved for the Vesting Map.

CONDITIONS SPECIFIC TO CONDITIONAL USE PERMIT

- 21. The permittee shall provide a minimum of 27.59 acres or approximately 58 percent of open space, which includes natural, undisturbed areas, manufactured slopes, a private park, and an unpaved debris basin area.
- 22. Except as otherwise provided in this condition, prior to recordation of the first final unit map for the related Vesting Map, the permittee shall dedicate open space Lot Nos. 71, 72, 73, and 78 to an appropriate public agency for ownership and maintenance, to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots. If no public agency agrees to accept Lot Nos. 71, 72, 73, and 78, then the ownership and maintenance of said lots as open space shall be provided by the homeowners' association, and this

- requirement shall be set forth in the single-family CC&Rs to the satisfaction of Regional Planning. In such case, those CC&Rs shall provide that access for emergency purposes shall not be prohibited over said lots.
- 23. Prior to recordation of the first final unit map for the related Vesting Map, the permittee shall dedicate to the County the right to prohibit development, including constructing any structures and/or grading, on open space Lot Nos. 71, 72, 73, and 78, regardless of the ownership of those lots.
- 24. The permittee shall provide for the ownership and maintenance of the private park Lot No. 74 by the homeowners' association through the Single-family CC&Rs, maintenance district, or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly-owned areas to the satisfaction of Regional Planning.
- 25. This Project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) zone classification in accordance with sections 22.20.460 and 22.56.205 of the County Code. The area within the density-controlled development portion of the Project consists of approximately 42 acres and excludes the commercial lots, which are Lot Nos. 75, 76, and 77.
- All commonly-owned areas within the entire Project, including both the RPD-5,000-1.9U and M-1-DP zoned areas, shall be permanently reserved as open space. Such reservation shall be by establishment of a homeowner's association through the single-family CC&Rs, maintenance district, or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly-owned areas to the satisfaction of Regional Planning.
- 27. As a means to further ensure the permanent reservation of commonly-owned areas, no dwelling unit shall be sold, conveyed, or otherwise alienated or encumbered separately from an undivided interest in any commonly-owned areas comprising a part of the density-controlled development. Such undivided interest shall include either an undivided interest in the commonly-owned areas or a share in the corporation or other business entity or voting membership in an association owning the commonly-owned areas.
- 28. All dwelling units within the density-controlled development shall be single-family residences.
- 29. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:
 - A. Complies with the conditions of this grant and the standards of the zone;

- B. Is compatible with hillside resources; and
- C. Complies with the Los Angeles County Green Building, Low-Impact Development, and Drought-Tolerant Landscaping ordinances prior to building permit issuance or, in the event that any or all of the above-referenced County ordinances are repealed, State law and regulations regarding green building, drought-tolerant landscaping, and low-impact development shall apply.
- 30. No structure shall exceed 35 feet in height, including all commercial buildings within commercial Lot Nos. 75, 76, and 77, except for chimneys and rooftop antennas. Prior to issuance of any building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance with this condition.
- 31. Commercial Lot Nos. 75, 76, and 77 shall be developed in accordance with the Castaic Area Community Standards District commercial and industrial zone development standards as described in section 22.44.137 of the County Code.
- 32. A minimum of two covered automobile parking spaces for each single-family residential lot shall be provided, and these parking spaces shall be developed and continuously maintained to the specifications listed in section 22.52.1060 of the County Code. The required parking spaces shall be continuously available and used for vehicular parking only, and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of the required parking spaces described in this condition shall be provided for in the Single-family CC&Rs.
- 33. A minimum of one parking space for every 250 square feet of retail space, and one space for every 400 square feet of office space, as depicted on the approved Exhibit "A" dated March 31, 2009, or on an approved revised Exhibit "A," shall be provided and continuously maintained on commercial Lots No. 75, 76, and 77, developed to the specifications listed in County Code section 22.52.1060. Each commercial lot must provide sufficient parking for all commercial buildings within the lot. The required parking spaces shall be continuously available and used for vehicular parking only, and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of the required parking spaces described in this condition shall be provided for in the Commercial CC&Rs.
- 34. All utilities shall be placed underground. Prior to issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities for underground installation of all new facilities necessary to furnish services in the proposed development.
- 35. All structures shall comply with the requirements of the Division of Building and Safety of the County Department of Public Works ("Public Works").

- 36. No grading permit shall be issued prior to the recordation of a final map, or final unit map if the project is phased, unless the Director determines that the proposed grading conforms to the conditions of the Vesting Map.
- 37. Detonation of explosives or any other blasting devices or material shall be prohibited unless required permits have been obtained and adjacent property owners have been notified.
- 38. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted on Monday through Friday to the hours between 7:00 a.m. and 6:00 p.m., and on Saturday between the hours of 8:00 a.m. and 5:00 p.m. Sunday or holiday construction activities are prohibited. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences and neighborhoods. Generators and pneumatic compressors shall be noise-protected in a manner that will minimize noise inconvenience to adjacent residences.
- 39. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
- 40. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities are done for the day. All clearing, grading, earth-moving, or excavation activities shall cease during periods of high wind (i.e., greater than 20 mph average over one hour) to prevent excessive amounts of dust.
- 41. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
- 42. No construction equipment or vehicles, including construction crews' personal vehicles, shall be parked or stored on any existing public or private streets.
- 43. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect, as required, throughout the life of this permit.
- 44. All construction and development within the subject property shall comply with the applicable provisions of the County Building Code and any and all related Mechanical, Electrical, Plumbing, Fire, Grading, and Excavation codes as currently adopted by the County.
- 45. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with landscape plans, as a revised Exhibit "A" to show compliance with this condition. Prior to

- issuance of building permits for further work after concrete has been installed, the permittee shall submit evidence that colored concrete was used.
- 46. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
- 47. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes, and any other applicable County ordinance.
- 48. The property shall be developed and maintained in compliance with all applicable requirements of the County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
- 49. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board or other oversight agency that may have jurisdiction.
- 50. Prior to the issuance of any grading permit, the permittee shall demonstrate compliance with state seismic hazard safety laws to the satisfaction of Public Works.
- 51. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval of Public Works.
- 52. The permittee shall comply with the Standard Urban Storm Water Mitigation Plan requirements to the satisfaction of Public Works.
- 53. During construction, all large-size truck trips shall be limited to off-peak commute periods.
- During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which require the use of oversized transport vehicles on state highways.

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55. All graded slopes (cut and fill) shall be re-vegetated in compliance with the County Grading Ordinance and County Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, and shall use reclaimed water if available. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within the site's landscaped slopes.

In addition to the review and approval by the Director, the landscape plan will be reviewed by the staff biologist of Regional Planning and the County Forester and Fire Warden ("Forester"). Their reviews will include an evaluation of the balance of structural diversity (e.g., trees, shrubs, and groundcover) that might be expected 18 months after planting in compliance with fire safety requirements. No invasive species shall be permitted.

The landscape plan must show that landscaped areas shall contain a minimum of 75 percent locally indigenous species, including trees, shrubs, and ground covering. However, if the permittee demonstrates to the satisfaction of the Director that compliance with this requirement is not possible due to County fire safety requirements, then the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by the Director and the Forester. Fire retardant plants shall be given first consideration.

With respect to the timing of plantings, prior to the issuance of grading or building permits for any development at the Project site, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director. This phasing plan shall establish the timing and sequence of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

- 56. Except as otherwise modified herein, and pursuant to County Code section 22.40.070, the following permit conditions for Development Program zoning shall apply:
 - A. No building or structure of any kind, except a temporary structure used in developing the property in accordance with the development program, shall be built, erected, or moved onto any part of the property;
 - B. No existing building or structure which is to be demolished under the development program shall be used;

- C. No existing building or structure which is to be altered under the development program shall be used until such building or structure has been so altered:
- D. All improvements shall be completed prior to the occupancy of any structures; and
- E. Where one or more buildings in the projected development are designated as a primary building, no building permit for any other structure shall be obtained until the foundation has been constructed for such primary building or buildings.

CONDITIONS SPECIFIC TO OAK TREE PERMIT

- 57. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work that necessitates such removal.
- Prior to commencement of the use authorized by this grant, the permittee shall deposit with the County Fire Department the sum of \$600 to compensate the Forester for expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval related to oak tree removal, encroachment, and mitigation. The fee for each inspection shall be \$100; inspections shall include one initial inspection of the temporary fencing (required to secure the protected zone of the remaining oak trees) prior to the commencement of construction, and five subsequent annual inspections or until the conditions of approval have been met. The Director and the Forester shall retain the right to make regular and unannounced site inspections.
- 59. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant related to oak trees on the property the permittee shall be held financially responsible and shall reimburse the Forester for all costs of enforcement efforts necessary to bring the subject property into compliance. The Director and the Forester shall retain the right to make regular and unannounced site inspections. The amount charged for such inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200 per inspection).
- 60. The permittee shall retain a consulting arborist to perform or supervise the work authorized by this grant that relates to the removal of, or encroachment on, oak trees. Before commencing said work, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director and Forester any failure of the permittee to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present at the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report about permit compliance upon completion of the work required by

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- this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted, as well as their planting dates.
- 61. All individuals associated with the project as it relates to oak resources shall be familiar with the Oak Tree Report, Oak Tree Exhibit, Mitigation Planting Plan, and these conditions of approval. The permittee shall arrange for the consulting arborist, or a similarly qualified person, to maintain all remaining oak trees on the subject property that are within the zone of impacts as determined by the Forester, for the life of this grant.
- 62. The permittee shall install temporary chain-link fencing, not less than four feet in height, to secure the protected zone of the Project's remaining oak trees as necessary. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.
- 63. The permittee shall keep copies of the Oak Tree Report, Oak Tree Exhibit, Mitigation Planting Plan, and conditions of approval on the project site, and available for review. If the conditions of approval are not present on site during a monitoring inspection of an active project, the Forester will immediately issue a "Stop Work Order." This order will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.
- 64. In addition to the work expressly allowed by this grant, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forester. In no case shall more than 20 percent of the tree canopy of any one tree be removed.
- 65. Except as otherwise expressly authorized by this grant, the Project's remaining oak trees shall be maintained in accordance with the principles set forth in the publication, *Oak Trees: Care and Maintenance*, prepared by the Forester, a copy of which is attached to these conditions.
- 66. The permittee shall provide mitigation trees, of the Oak Genus, at a rate of two to one (2:1) trees for 13 non-Heritage trees, for a total of 26 15-gallon trees. In addition, the permittee shall provide mitigation trees of the Oak Genus, at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachment.

- 67. Each non-Heritage oak mitigation tree shall be at least a 15-gallon specimen in size, and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.
- 68. In the event that any non-Heritage oak tree to be removed develops into a Heritage oak prior to removal, or if one of the Heritage oaks encroached upon dies, each Heritage Oak mitigation tree shall be at least a 24-inch box specimen in size and measure two inches or more in diameter one foot above the base, unless otherwise specified by the Forester. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of two inches in diameter one foot above the base or as deemed appropriate by the Forester.
- 69. This total of 26 mitigation trees shall consist of indigenous varieties of *Quercus* agrifolia or *Quercus* lobata depending on which species of tree was removed or lost due to its permitted encroachment. The seed shall be grown from a local seed source and be of high quality.
- 70. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
- All required mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on site in locations approved by the project arborist in consultation with the Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the Forester, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
- 72. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter, from the permittee or consulting arborist, to the Director and the Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

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- 73. The project arborist shall inspect all mitigation trees, on a quarterly basis, for two years after completion of construction. The arborist's observations shall be reported to the Forester, including any loss of trees.
- 74. All mitigation oak trees planted as a condition of this permit shall be protected and covered in perpetuity by the County Oak Tree Ordinance, County Code section 22.56.2050 et seq., once the trees have survived the required maintenance period.
- 75. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites; prepare planting plans, specifications, and a monitoring program, all of which shall be approved by the Forester and Director.
- All work on or within the protected zone of an oak tree shall be performed by, or under, the supervision of the consulting arborist.
- 77. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
- 78. For those trees upon which the permittee is allowed to encroach, any fencing installation around the perimeter of the properties shall be of wrought iron or wood-post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within 10 feet of any oak tree in order to limit damage caused by such types of construction.
- 79. Removal of or encroachment within the protected zone of any additional tree of the Oak Genus on the project site is prohibited. If the permittee encroaches or removes an oak tree not specified in the Oak Tree Report, the permittee shall be required to stop all work immediately. The permittee shall be required to submit a new Oak Tree Report that accurately identifies the project conditions and shall diligently pursue such new permit through the permitting process. The permittee shall be responsible for paying all associated fees for the new Oak Tree Permit.
- 80. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
- 81. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
- 82. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.

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83. Any violation of the oak tree conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated in the Notice of Correction.

Attachments:

Mitigation Monitoring and Reporting Program (pages 1 – 45)

Oak Trees: Care and Maintenance Guide (pages 1 - 7)

MITIGATION MONITORING AND REPORTING PROGRAM

a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Mitigated Negative Declaration, specifications are made herein that identify the action required and the monitoring that must occur. In addition, CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the

any way prevent the lead agency from implementing the proposed project. To implement this MMRP, the County of Los Angeles will designate a Project Mitigation Monitoring and Reporting Coordinator ("Coordinator"). The coordinator will be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure will not in Implementation. The coordinator will also distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have

The following table will be used as the coordinator's checklist to determine compliance with required mitigation measures.

	<u> </u>				
Mitigation Measure/Condition of Approval	Action Required	When to	Monitoring	Responsible	Compliance Verification
		Occur	rrequency	Agency or Party	
Geotechnical Hazards					Initial Date Comments
GEO-1 Ground Rupture. The revised San Gabriel	Verification that	Dist)		
Fault hazard setback shall be incorporated into the subdivision tract map and verified by the applicant's	utilities are	issuance of a	Once	m	
geotechnical consultant prior to finalization of the tract map. The utility infrastructure, including but not limited to gas lines water lines decimal.	withstand ground rupture.	bullaing permit			
be designed to avoid or withstand ground rupture associated with the potential for fault movement. The					
project engineer shall design cut and fill slopes within the fault hazard zone based on the J. Byer Group geotechnical evaluation. Los Angeles County					
Department of Public Works Geotechnical and Materials Engineering Division requirements and Uniform Suithing					-
Code (UBC) requirements to the satisfaction of the County of Los Angeles		-			
or Loo Aligeres.					
-	Review of grading	Drion to			
	plans	issuance of	Once	BD	
the J. Byer Group (Geologic and Soils Engineering of Exploration Tentative Tract 53033 2005)		grading permit			-
on Figure 4.1-1, to eliminate the potential for					
Grading Plans shall be reviewed by the J. Byer Group					
for consistency with their recommendations and				-	
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010	ling and Safety	a di Gi	LACED		County Fire Department

County of Los Angeles

Lake View Estates Mixed Use EIR Project # 03-304: TR 53933 Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	}						
	Acuoit Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party		Compliano	Compliance Verification
submitted to the Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division for their review and approval.					Initial	Date	Comments
GEO-3(b) Geological Oversight. A project geologist shall be present during removals of alluvium and other necessary stripping of topsoil and colluvium, which may be five to 15 feet thick in some areas.	Presence of the project geologist during removals of alluvium and stripping of topsoil	During Construction	Periodically during construction				·
GEO-4(a) Grading plans shall be reviewed by the applicant's geological consultant to insure that all recommendations included in the 2005 geotechnical investigation have been incorporated.	Review of grading plans	Prior to building permit	Once	DRP			
GEO-4(b) The area to receive compacted fill should be prepared by removing all vegetation, debris, existing fill, soil, colluvium, and alluvium. The exposed excavated area should be observed by the soils engineer or geologist prior to placing compacted fill. The exposed grade should be scarified to a depth of six inches, moistened to optimum moisture content, and recompacted to a minimum 94 percent of the maximum density.	Observe exposed excavated areas	Prior to placing compacted fill	Once	BD			
GEC-4(c) All building sites and graded pads shall have a minimum of five feet of compacted fill over the entire pad.	Ensure that five feet of compacted fill is over the pad	Prior to construction	Once	BD			
GEO-4(d) Fill consisting of soil approved by the soils engineer, shall be placed in horizontal lifts and compacted in six-inch layers with suitable compaction equipment. The excavated onsite materials are considered satisfactory for reuse in the control fills. Any imported fill shall be observed by the soils engineer prior to use in fill areas. Rocks larger than six inches in diameter shall not be used in the fill.	Approve fills	Prior to use in fill areas	Once	B D			·
Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Safety	onal Planning nmental Programs D ing and Safety	ivision	ED LACFD	Los Angeles County Engineering Department	ngineerin ire Depart	g Departmer ment	14

LOS Angeles County Department of Regional Planning
Los Angeles County Public Works Environmental Programs Division
Los Angeles County Department of Building and Safety

Lake View Estates Mixed Use EIR Project # 03-304: TR 53933 Mitigation Monitoring and Reporting Program

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party		Complian	Compliance Verification
					Initial	Date	Comments
GEO-4(e) The fill shall be compacted to at least 94% of the maximum density for the material used. The maximum density shall be determined by ASTM D 1557-02 or equivalent.	Ensure that fill is compacted to 94%	During construction	Once	BD			
performed by the soils engineer during grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort shall be made with adjustment of the moisture content, as necessary until 94% compaction is obtained. Once compaction test is required for each 500 cubic yards, or two vertical feet of fill placed.	Ensure observation and testing by the soils engineer	During	Periodically during construction	æ D			
GEO-4(g) The alluvium, when removed and replaced as approved compacted fill, will shrink approximately 5% in volume. The older alluvium, when removed and placed as compacted fill, is not expected to shrink. The Saugus of Formation bedrock, when removed and placed as compacted fill, is expected to bulk in volume approximately 5%.	Monitor shrinking of fill soils	During construction	Periodically during construction				
Fire Hazard					_		
FH-1(a) All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance, and a fuel modification plan shall be met. The plans shall be reviewed and approved by the Forestry Division of the Fire Department prior to issuance of building permits.	Plan review	Prior to construction	Once	LACFD			
FH-1(b) The Los Angeles County Fire Department, Land Development Unit, has set forth specific guidelines regarding land development issues. These guidelines are as follows:							
Key: DRP Los Angeles County Department of Regional Planning	nal Planning				ŀ		

EP BD Updated July 2010 Los Angeles County Public Works Environmental Programs Division
Los Angeles County Department of Building and Safety ED LACFO

Los Angeles County Engineering Department Los Angeles County Fire Department

Lake View Estates Mixed Use EIR Project # 03-304: TR 63933 Mitigation Monitoring and Reporting Program

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Section of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party		Complianc	Compliance Verification
residential and most commercial occupancies.				,	Initial	Date	Comments
those occupancies not requiring fire sprinkler		,	:				
systems, it is recommended that fire sprinkler							
systems be installed. This will reduce potential fire							
and life losses. Systems are now technically and							
economically feasible for both commercial and							
residential use;							
 The development may require fire flows up to 							
5,000 gallons per minute at 20 pounds per square							
inch residual pressure for up to a five-hour							
duration (three hydrants flowing simultaneously)				-			
Final fire flows will be based on the size of the							
buildings, their relationship to other structures.							
property lines, and types of construction used							
 Fire hydrant spacing for commercial/industrial 							
development shall be 300 feet and shall meet the							
following requirements:				_			
 No portion of lot frontage shall be more than 	-						
200 feet via vehicular access from a public fire							
hydrant,							
o No portion of a building shall exceed 400 feet	-						
via vehicular access from property spaced							
public fire hydrant;							
o Additional hydrants will be required if hydrant							
spacing exceeds specified distances (aight		~					
hydrants are required):			-				
o All hydrants shall measure 6"y 4"y 2-1/2"							
						-	
American Water Works Association (Alana)							
standard C503 or approved equal (Nevery)							
hydrants shall be installed a minimum of one							
from a structure or protected by a two-bolls		-					
rated firewall (locations specified on						•••	
Subdivisions map and additional fire hydrants		٠					
may be established);							
 All required fire hydrants shall be installed. 							
No.					-		
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BD Los Angeles County Department of Building and Safety	ng and Safety	vision	LACED	Los Angeles County Fire Department	ire Depar	tment	
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Lake View Estates Mixed Use EIR Project # 03-304: TR 53933 Mitigation Monitoring and Reporting Program

Key:	• • •	
Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division Los Angeles County Department of Building and Safety	vehicular accested or bonded prior to approval; vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction; Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for commercial lots and at the end of all cul-de-sacs. All onsite driveways/roadways shall provide a minimum unobstructed width of 28 feet. The onsite driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure. Driveway width for non-residential developments shall be increased when any of the following conditions will exist: Provide 34 feet in width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure; Provide 42 feet in width, when parallel parking is allowed on each side of the access roadway/driveway. Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans; For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire	Mitigation Measure/Condition of Approval
ional Planning ronmental Programs D Iding and Safety		Action Required
livision		When Monitoring to Occur
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County of Los Angeles

Monitoring to Frequency Occur An an a dat Monitoring to Frequency Occur Frequency Occur Frequency Non The Frequency Occur Frequency Occur Frequency Frequency Occur Frequency Fr		Mitigation Measure/Condition of Approval	Action Board					
Department approved signs stating "NO parking – FIRE LANE" in three-inch high letters. Diveway/ labeling is necessary to ensure access for Fire Department use. Single-family detached homes shall require a minimum fire flow of 1,250 gallons per miniute at 20 pounds per square inch residual pressure for a two-hour dutation, when there are five or more minimum fire flow shall be increased to 1,500 gallons per miniute at 20 pounds per square inch residual pressure for a two-hour dutation; fire hydrant spacing for residential development shall be 600 feet and shall meet the following squirements: No portion of lot frontage shall be more than 450 feet via vehicular access from a properly spaced public fire hydrant. No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular hydrants will be required at the corner and mid-block. When cul-de-sac depth exceeds 450 feet on a residential steet, hydrants will be required at hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current, American Water Works Association (AwwyA) standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25' from a structure or protected by a two-hour stated firewall (locations specified on Suddivions map and additional fire hydrants from a structure or protected by a two-hour stated firewall (locations specified on Suddivions map and additional fire hydrants from a structure or protected by a two-hour stated firewall continued to a distinct of the hydrants shall be required in the hydrants from a structure or protected by a two-hour stated firewall continued to a distinct of the hydrants from a structure or protected by a two-hour stated firewall continued to a distinct of the hydrants shall be stabilished):			ocaon Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party		Compliance Verification
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30335	0	No portion of a structure should be placed on						
30777		a lot where it exceeds 750 feet via vehicular						
30335		hydrant:						
30777	o	When cul-de-sac depth exceeds 450 feet on a						
303770		residential street, hydrants shall be required at						
7.07		the corner and mid-block;						
7077	С	Additional hydrants will be required if hydrant						
	0	All hydrants shall measure 6"v 4"v 2-1/2"						
American Water Works Association (AWWA) standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25' from a structure or protected by a two-hour rated firewall (locations specified on Subdivisions map and additional fire hydrants may be established):		brass or bronze, conforming to current						
standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25' from a structure or protected by a two-hour rated firewall (locations specified on Subdivisions map and additional fire hydrants may be established);		American Water Works Association (AWWA)	******					
nydrants shall be installed a minimum of 25' from a structure or protected by a two-hour rated firewall (locations specified on Subdivisions map and additional fire hydrants may be established);		standard C503 or approved equal. All onsite		tra co			_	
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Lake View Estates Mixed Use EIR Project # 03-304: TR 53933 Mitigation Monitoring and Reporting Program

provided at the end of all cul-de-sacs; Fire Department access shall provide a minimum unobstructed width of 28 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any existing unit. If exceeding 150 feet, provide 20 feet minimum paved width Private Driveway/Fire Lane" clear-to-sky to within 150 feet of all portions of the exterior walls of the unit. Fire Lanes serving three or more units shall be increased to 26 feet. Streets or driveways within the development shall be provided with the following: Provide 36 feet in width on all streets where parking is allowed on both sides; Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street; Provide 36 feet in width on cul-de-sacs from 701-1,000 feet in length. This allows parking on both sides of the street; For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in 3-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use; Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road; Any single gated opening used for ingress and egress shall be a minimum of 76 feet in	A rire Department approved turning area shall be	Mitigation Measure/Condition of Approval
		Action Required
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		Responsible Agency or Party
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	Comments	Compliance Verification

Key: DRP EP BD Updated July 2010

Los Angeles County Department of Regional Planning Los Angeles County Public Works Environmental Programs Division Los Angeles County Department of Building and Safety

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Los Angeles County Engineering Department Los Angeles County Fire Department

Lake View Estates Mixed Use EIR
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Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Safety Updated July 2010	rectal mission woise. At a minimum, all onsite	duct gle dences		four residential fire hydrants shall be installed.	occupancy. A minimum of four commercial fire hydrants and	signs and building access numbers prior to	Provide Fire Department or City approved street	Department for review, prior to implementation.	roundabouts, etc.) shall be submitted to the Fire	humps/bumps/cushions, traffic circles.	All proposals for traffic calming measures (speed	the proposed gates:	shall show all locations, widths and details of		o Gate plans shall be submitted to the size	o All limited access devices shall be of a time	of-way to the intercom control device:	the 50 feet shall be measured from the sight	turning radius 15 ca intermed 32 feet of	right-of-way, and shall be provided with a	positioned a minimum of 50 feet from a public	 Gates and/or control devices shall be 	of 20 feet clear-to-sky;	ingress or egress) shall be a minimum width	used for a single direction of travel - i.e	 Any divided gate opening (when each gate is 	width, clear-to-sky;		Mitigation Weasure/Condition of Approval
glonal Planning Ironmental Programs t Ilding and Safety	Plan review of	Ensure grading within specified distances does not occur for periods of greater than 10 days.							•																				Action Required
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Mitigation Measure/Condition of Approval	Action Required	When	Monitoring	Responsible	Compliance Verification
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structures shall include the following to achieve an acceptable interior noise level:	design requirements	issuance of building permit			Initial Date Comments
 Air conditioning or a mechanical ventilation system so that windows and doors may remain closed; and 				•	
 Double-paned windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute, per ANSI specifications); 					
 Solid core exterior doors with perimeter weather stripping and threshold seals; and Roof and attic vents facing away from I-5. 			-		
Incorporation of these design requirements would be expected to achieve an interior noise level reduction of 25 dB or greater.					
N-3(b) Exterior Noise. At a minimum, residential lots shall incorporate six-foot tall solid block sound barrier walls on the side and rear yard property boundaries or surrounding the exterior usable space of the rear yard.					·
N-3(c) Second Story Interior Noise. Residential lots shall incorporate second story insulation to achieve an interior second story noise level of 45 dBA.					
Water Quality					
WQ-1 Comply with approved Standard Urban Stormwater Mitigation Program, (SUSMP) which shall incorporate Best Management Practices (BMPs) for the long term operation of the site and shall be developed and implemented by the applicant to minimize the amount of pollutants that are discharged from the site. The plan shall be developed in accordance with the requirements of the County of Los	Ensure that applicant complies with SUSMP	Prior to issuance of building permit	Single	DRP	
Key: DRP Los Angoles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Safety Updated July 2010	onal Planning onmental Programs D ling and Safety	ivision	ED LACFD	Los Angeles County E Los Angeles County F	County Engineering Department County Fire Department

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wingation wieasure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Complian	Compliance Verification
Angeles and the California Regional Water Quality Control Board. Examples of BMPs and permanent BMPs that apply to both initial development of the lots and to long-term operation of the project include but					Initial Date	Comments
Pollutant Escape: Deterrence Cover all storage areas including soil piles, fuel and chemical depots. Protect from rain and wind with plastic sheets and temporary roofs.						
Pollutant Containment Area Locate all construction-related equipment and related processes that contain or generate pollutants (i.e. fuel, lubricant and solvents, cement dust and slurry) in isolated areas with proper protection from escape. Locate the above-mentioned in secure areas, away from storm drains and gutters. Place the above-mentioned in bermed, plastic-lined depressions to contain all materials within that site in the event of accidental release or spill. Park, fuel and clean all construction vehicles and equipment in						
 Protect downstream drainages from escaping pollutants by capturing materials carried in runoff and preventing transport from the site. Examples of detainment methods that retard movement of water and separate sediment and other contaminants are silt fences, hay bales, sand bags, berms, silt and debris basins. 			·			
 Large projects should be scheduled into phases that allow for erosion control of smaller areas 		·				
Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Safety Updated July 2010	onal Planning onmental Programs Div ling and Safety	vision	ED LACFD	Los Angeles County Engineering Department Los Angeles County Fire Department	Ingineering Departme ire Department	nt

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Mitigation Measure/Condition of Approval Infificit Than a single large-appressed site. Vegetation shold only be recrosed within recreasing and immediately before garding. Schedule excention and grading york for dy weather. These activities may be prohibited between the months of November part April. Single stabilizes should be utilized. These include before garding. Single stabilizes should be utilized. These include natural fiber residence of stope failer by immediately the recrosed with an adequate proper declared and stope failer by immediately rain, grading partial stabilizes and immediately manufaction control benefits of earning dentities according to specific slope it any immediately rain, grading periodosis in high (25 mph or gradies). Case trading stabilizes. Develop protocol for materials and equations in high (25 mph or gradies) from the materials and equations in high (25 mph or gradies). The records adopting dentities. Develop protocol for department fittes (i.e., controlled ust, cutting slumy, necessary and support of suppor								
registation should only be arroved when necessary and immediately before grading. Schedule accessing and immediately before grading to should be accessing and immediately before grading to schedule accessing and immediately before grading work for dry wester: These and chynical prohibited shows stabilizers should be utilized. These include shope stabilizers should be utilized these should be utilized the satisfaction of natural erosion control bankets of varying densities according to specific slope state to inch of an andequate yet conservative amount water. Cases grading operations in high (25 mph or greater) winds. Reduce fugitive dust by wetting graded areas with an adequate yet conservative amount water. Cases grading operations in high (25 mph or greater) winds. Reduce fugitive dust by wetting graded areas with an adequate yet conservative amount water. Cases grading operations in high (25 mph or greater) winds. Reduce fugitive dust by wetting graded areas with an adequate yet conservative amount water. Cases grading operations in high (25 mph or greater) winds. Reduce fugitive dust by wetting graded proposition of scaling a construction related materials. Poyaler expolated to the stabilization of scaling and scaling and scale state of scale and declaration and response bavelop protocol for identifying risk operations and grading and scale state of spilled protocol for identifying risk operations and graded scale yet and graded	Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party		Complia	nce Verification
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between the months of November and April. Shope stabilizers should be utilized. These include natural fiber erosion control blankets of varying densities according to specific slope/ site conditions. Expedite the restoration of natural erosion control pand reduce risk of slope failure by immediately revegetating and irrigating until first one inch of rain. Reduce fugitive dust by wetting graded areas with an adequate yet conservative amount water. Cease grading operations in high (25 mph or greater) winds. Reduce fugitive dust by wetting graded areas with an adequate yet conservative amount water. Cease grading operations in high (25 mph or greater) winds. Provide recycling facilities. Develop protocol for maintaining a clean site. This includes proper recycling of construction-related materials and provide disposal of small construction wastes (i.e., concrete dust, cutting slurry, motor oil and lubricants). Provide disposal of small construction wastes (i.e., dry concrete). Provide disposal of small construction wastes (i.e., dry concrete). Provide disposal of small construction wastes (i.e., dry concrete). Provide protocol for identifying risk, operations and materials. Include protocol for identifying splited-materials source, distribution; fate and transport of spilled materials. Las Angeles County Department of Regional Planning Los Angeles County Department of Regional Planning Los Angeles County Department of Building and Satety	weather. These activities may be prohibited							
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Los Angeles County Public Works Environmental Programs Division Los Angeles County Department of Building and Safety Los Angeles County Department of Building and Safety	DRP	nal Planning						
		nmental Programs Di ng and Safety	vision	CFD	Los Angeles County I	ire Depart	ment	ent

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance	Compliance Verification
substances and associated cleanup materials.					Initial Date	Comments
 Provide emergency response plan that includes contingencies for assembling response team and immediately notifying appropriate agencies. 						
incorporates Rest Management Plan that	Ensure that	Prior to	Once	DRP		
the long-term operation of the site shall be developed and implemented by the applicant to minimize the amount of pollutants that are washed from the site.	applicant completes a SWMP	issuance of building permit				
The plan shall be developed in accordance with the requirements of the County of Los Angeles and the California Regional Water Quality Control Board. Examples of BMPs that anniver to both initial						
development of the lots and to long-term operation of the project are listed below.						
Stencil all storm drains inlets and post signs along						
public that water flows to the Santa Clara River and ultimately to the ocean	-			10		
 Provide educational flyers to each new building unit regarding toxic chemicals and alternatives for 						
fertilizers, pesticides, cleaning solutions and automotive and paint products. These filers shall						
be distributed to and posted at each new business unit and provided to each residential unit through the Homeowner's Association						
 Provide educational flyers regarding proper disposal of routine office and household 						
hazardous waste, including automotive waste. These filers shall be distributed to and posted at		- 40				***
each new business unit and provided to each	-					
residential unit through the homeowner's association.	-					
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Ubdated July 2010 Los Angeles County Department of Building and Safety	ling and Safety	:	Ş	Los Angeles County Fife Department	ire Department	

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Integrated pest management emphasizes the use of biological, physical, and cultural controls rather than chemical controls. Examples include use of insect resistant cultivars, manual weed control, use of established thresholds for pesticide and herbicide application, use of chemical controls that begin preferentially with dehydrating dusts, insecticidal scaps, boric acid powder, horticultural oils, and pyrethrin based insecticides. Cleaning/Meintennoe Routine cleaning of streets, parking lots and storm drains. Prior to the Issuance of a building permit, the applicant shall prepare a stormwater facility maintenance plan that will be implemented by the homeowner's association and building owners of the commercial parcels. This plan shall identify provisions for regular maintenance and cleaning of catch basins, eabris basins, and silitation basins; maintenance logs shall be regularily submitted to the appropriate agencies. **Catch basin inserts or storm drain devices such as storm intercepters shall be installed with the development. The use of vegetated swales and strips, infilitation basins of oil separations as needed to manage stormwater pollution from each developed lot shall be provided at the time the buildings are constructed. The sizing and effectiveness of each of these measures shall be
Routine cleaning of streets, parking lots and storm drains. Prior to the Issuance of a building permit, the applicant shall prepare a stormwater facility maintenance plan that will be implemented by the homeowner's association and building owners of the commercial parcels. This plan shall identify provisions for regular maintenance and cleaning of catch basins, debris basins, and siltation basins; maintenance logs shall be regularly submitted to the appropriate agencies. **Cottral Treatment Methods** Catch basin inserts or storm drain devices such as storm intercepters shall be installed with the development. The use of vegetated swales and strips, infiltration basins of oil separators as needed to manage stormwater pollution from each developed lot shall be provided at the time the buildings are constructed. The sizing and effectiveness of each of these measures shall be
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Mitigation Measure/Condition of Approval Action Required When Monitoring Responsible Monitoring to Frequency Agency or
documented prior to the issuance of a building
Trash storage areas and storage areas for materials that may contribute pollutants to storm water shall be covered by a roof and protected.
Air Quality
AQ-1(a) Fugitive Dust Control Measures: Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a (start of workday, midday and at the end of the workday). Increased watering is required. Shall be suspended if wind gusts exceed 25 mph. The amount of disturbed area shall be minimized, active grading shall not exceed 7.25 ares per 15 mph or less on all unpaved areas. The as feasible. Unpaved haul roads shall be watered a minimum of three times per day. If stockpiling of fill material is involved, earth with generation. After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by spreading earth binders (non-toxic soil stabilizers) according to manufacturer's specifications until the area is paved or otherwise developed. Stagling and parking areas shall also

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance	Compliance Verification
be stabilized by paving or with soil stabilizers. Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site on each trip.					Initial Date	Comments
• Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require						
(start of workday, midday and at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. The amount of districts the second 25 mph.					·	
active grading shall not exceed 7.25 acres per day, and onsite vehicle speeds shall be limited to 15 mph or less on all unpaved areas. The developer shall be contained areas.						
 Unpaved haul roads shall be watered three times per day. 						
 If stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust 						
After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by spreading earth binders (non-toxic soil stabilizers) according to manufacturer's						
specifications until the area is paved or otherwise developed. Staging and parking areas shall also be stabilized by paving or with soil stabilizers. Install wheel washers where vehicles enter and						
Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Safety	nal Planning nmental Programs Div ng and Safety	ision	ED LACED L	Los Angeles County Engineering Dep Los Angeles County Fire Department	Los Angeles County Engineering Department Los Angeles County Fire Department	

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or	Col	Compliance Verification
exit the construction site onto paved roads or wash off trucks and any equipment leaving the site on each trip.					Initial Da	Date Comments
AQ-1(b) VOC Control Measure: Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings. The VOC content of architectural coatings shall not exceed an average of 85 g VOC/liter (less water and exempt compounds) for residential units and 87.5 g VOC/liter (less water and exempt compounds) for commercial space pursuant to the VOC content determination procedures in Rule 1113. Additionally, application of architectural coatings shall be limited such that no more than 20 residences and 45,000 square feet of commercial space shall be covered during any 20 day period. Documentation regarding this mitigation measure is contained in Appendix D. AQ-1(c) NOx Control Measures: Equipment engines should be maintained in good specifications; Schedule construction periods to occur over a longer time period (i.e. lengthen from 60 days to minimize the number of vehicles and equipment Use new technologies to control ozone precursor emissions as they become readily available. AQ-1(d) NOx, PM ₁₀ and PM _{2.5} Additional Control Measure: The number and types of construction for the suppose of construction in simultaneous constructions and the reduced such that horsepower of diesel equipment in simultaneous constructions.						
Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Safety	onal Planning onmental Programs Div	vision	ED LACFD	Los Angeles County Engineering Department	Ingineering De	spartment

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	_	Compliand	Compliance Verification
2.618 horsepower during building construction. This					Initial	Date	Comments
would reduce project grading equipment to about nine pieces during grading activities and 14 bieces during							
building construction activities, depending on the type							
of equipment in use. Documentation regarding this mitigation measure is included in Appendix D							
tures	neiro that						
	energy	Prior to construction	Once	DRP			
	consumption reduction	i					
but -	measures are						
of energy efficient windows, and the use of ation in the rooffattic space of all onsite	tree planting is incorporated						
	,						
AQ-2(b) Shade Trees. Shade trees shall be planted					·····		
possible in summer, reducing indoor temperatures,						·	
and reducing energy demand for air conditioning.							
							:
<i>w w</i>	Review landscape plan	Prior to issuance of	Once	DRP			and the second s
removed. Preconstruction detailed surveys of		building permit				***************************************	
vegetation on at least three (3) blocks of 50 x 50			-				
native coastal scrub vegetation of the site Talso see						····	
mitigation measure BIO-1(c-d)]. These proportions					<u> </u>		
may be modified by County Fire Department and County Public Works as needed for safety reasons. If							
	Ensure the			****			
community in proportion to natural coverages) is not who mat within three years the monitoring officer of the community of the control of the	ion of a washing	Prior to construction	Once	e G			

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Los Angeles County Department of Regional Planning Los Angeles County Public Works Environmental Programs Division Los Angeles County Department of Building and Safety

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พาเป็นแดก measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Comp	Compliance Verification
extended to five years. If not met at the end of five					Initial Date	Comments
extended to live years. If not met at the end of five years, the monitoring effort shall be extended another five years and again tested at the end of five years for meeting success criteria. This extension process should continue until the success criteria are met. Annual monitoring reports shall be prepared and submitted to the County Director of Regional Planning that include qualitative, and quantitative data regarding the success of the revegetation effort, comparison to performance criteria, and recommendations for the successful completion of the restoration effort. A landscape plan that includes control of invasive nonnative plants shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. The landscape plan shall limit irrigation to within Fuel Modification Zone A and shall utilize only locally indigenous plant species and varieties. During grading and construction, a wheel well and undercarriage washing station shall be installed at project site entrances to serve the purpose of removing dust and plant parts from entering and exiting vehicles onto and off of the site. The wheel washing station shall consist of a lined aggregate pit (2-3" aggregate), designed such that the washed seeds and plant parts filer through timbers and gravel onto a geotech cloth. At the end of construction, the pit shall be	Ensure that all vehicles are pressurized washed	During construction	Periodically during construction	m T		
invasive plant parts and propagules will not spread to other areas. County Department of Regional Planning EP Los Angeles County Department of BD Los Angeles County Department of BD Los Angeles County Department of Building and Safety Ubdated July 2010	nal Pianning nmental Programs D	vision	ED LAGFD	Los Angeles County Engineering Department	County Engineering Department	artment
2010	ng and Safety		7	Los Angeles County F	ire Department	

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Photogram of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification
Pressurized washing shall be done for all vehicles (1)					Initial Date Comments
before coming to the site and (2) upon entry, and 3) at					\dashv
the end of each day when grading an area with exotic					
plants, and 4) before moving the vehicle to another					
waterproof contains shall fill out a log book kept in a					
that can be checked by biologist in charge of biological					
100 feat					
e :	compliance with	issuance of	Once prior to	LACED	
-	LAFMG and fire	building permit	building permit		
	standards	and during	and periodically		
the initial 20 feet of health and plant material within			construction		
manufactures slopes will mainly consist of pativo					
groundcovers. Some native or existing vegetation may					
remain if spaced according to planting guidelines of the					
and plants shall be thinned sufficiently to gather for	_				
load. Modification of fire hazard fuels beyond this zone					
shall consist of hand thinning of individual shrubs.		.,,			
clearing dead tuel, replanting with fire-retardant plants					
safety while producing a viable natural and native					
vegetation community. No species identified as					•
invasive by the California Native Plants Society,					
DRP Biologist shall be utilized in the local					
Only those plants deemed as "desirable" by LAFMG					
deemed "undestrable shall not be utilized Irrigation		-			
tolerant species that are not native to the area may be	٠				
minimally utilized as long as the species are not deemed "undesirable"					
Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Burklin Waster Frederick	onal Planning		ED Lo	s Angeles County 5	
Los Angeles County Department of Building and Safety	ling and Safety	8000	LAGED Lo	s Angeles County F	Los Angeles County Fire Department

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	င္ပ	mpliance	Compliance Verification
BIO-16) The 8 5 acres of removed position					Initial C	Date	Comments
shall be mitigated at a ratio of 1:1, combining planting							
and protection of coastal sage scrub. Fuel modification	Ensure coastal	Prior to	Once	m D			
Witingtion and shall be not point and such at a life and shall be not point and shall be no	sage scrub is	issuance of					
perpetility from figher development and should	replaced and	building permit					
contiguous with other coastal sage scrub. In the event	protected			-			
that the California Department of Fish and Game							
(CDFG) becomes a responsible agency under the							
California Endangered Species Act pursuant to							
additional field work conducted under mitigation		٠					
measure BIO-4(b-c) and/or BIO-5 (a-b & d) the CDFG							
shall retain the nght to supersede these coastal sage							
addition pursuant to nexus. Covenants Conditions &							
Restrictions (CC&R's) and/or deed restrictions or							
conservation easements shall be developed to protect							
the mitigation area, and adequate fencing shall							
separate all preserved lands from developed areas in					•••		
order to prevent pets, vehicles, and people from							
impacting the area.	·	-					
If coastal sage scrub habitat is restored onsite on							
manufactured slope or non-native grassland habitat							
areas that are outside the fuel modification zones in							
accordance with mitigation measure BIO-1(a & d), the							
plantings shall be monitored for at least three years to							
determine if the restoration plantings have been							
part of the planting plans and shall be geveloped as							
80% Vegetative coverage by native plants at the							
conclusion of the restoration effort. If the 80% coastal						····	
sage scrub vegetative coverage (plants typical of the				•			
coastal sage scrub community in proportion to natural							
coverages) is not met within three years, the							
monitoring enort sital be extended to live years.						<u> </u>	
Key: DRP Los Angeles County Department of Regional Planning	ional Planning	•	EΟ	Los Angeles County Engineering Department	Engineering	Department	~
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rent	County Engineering Departn County Fire Department	Los Angeles County Engineering Department Los Angeles County Fire Department	Fo	ivision	gional Planning ironmental Programs D Ilding and Safety	Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Safety Updaled July 2010
		DRP	Once prior to construction and periodically	Prior to construction and during	Ensure implementation of a SWPPP	Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall require that stormwater runoff be
					·	BIO-1(d) Revegetation and landscaping plans for the restoration and revegetation areas on the project site shall be reviewed and approved by the County before issuance of a grading permit. Plant species, seed mixes, weed suppression, planting methodology, and irrigation schedule shall be prepared by a qualified biologist or landscape architect and shall utilize locally indigenous species from onsite habitats. No species identified as invasive by the CNPS, California Invasive Plant Council, other databases and County of Los Angeles Department of Regional Planning (DRP) Biologist or staff shall be utilized in the landscape plans. The plan shall be reviewed and approved by Department of Regional Planning.
		ca D	On ce	Prior to issuance of a grading permit	Review revegetation and landscape plans for the restoration and revegetation areas	If there is not sufficient suitable replacement habitat remaining onsite and outside of the fuel modification zones, the applicant shall either purchase and setastide the residual amount of habitat needed with suitable conservation easements or restrictive covenants as necessary to provide for long term preservation, or shall acquire mitigation credits from a suitable bank. If mitigation credits are acquired from a bank, the applicant shall provide evidence of same to the County Department of Regional Planning prior to site occupancy.
comments	ninai Lae					submitted to the County that include qualitative and quantitative data regarding the success of the revegetation effort, comparison to performance criteria, and recommendations for the successful completion of the restoration effort.
Compliance Verification	_	Responsible Agency or Party	Monitoring Frequency	When Monitoring to Occur	Action Required	Mitigation Measure/Condition of Approval

Los Angeles County Department of Regional Planning Los Angeles County Public Works Environmental Programs Division Los Angeles County Department of Building and Safety

Jineering Department	Los Angeles County Engineering Department Los Angeles County Fire Department	ED LACFD		onal Pianning onmental Programs Di ding and Safety	Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Safety
	EP	Once	Prior to grading	Ensure that a	BIU-3(a) Prior to grading, a qualified biologist shall be
					2. Locally indigenous species with minimal water and fertilizer requirements shall be selected for public landscaping. Use of nitrogen fertilizers in landscaped areas is not needed. Watering shall be kept to the minimum necessary to maintain new landscaping. Temporary drip irrigation shall be used only until native landscaping is established. Irrigation water from public maintenance areas shall be retained onsite by setting timers such that excess surface flow to the local watershed does not occur. Splash pads at the bottom of manufactures supped drainages shall include a sand and gravel sump at least four feet in depth to serve as a low
		·	•		1. California Stormwater Best Management Practices (BMPs) for Construction Activity, prepared by the California State Stormwater Quality Task Force, shall be incorporated into the construction plans. BMPs for Municipal Activities shall be incorporated into a long-term site management program. When implemented, BMPs would reduce operation-related impacts from sedimentation and contaminant loading to an insignificant level.
					BIO-2(b) Construction and operation of the proposed project shall avoid contamination of the ephemeral drainage by incorporating the following provisions:
Tage .		during construction	construction		that sit fancing shall be trenched in 100 feet from the outer limits of riparian vegetation and left in place during construction. Disturbed areas shall be stabilized as quickly as possible, using biotechnical techniques.
-	Responsible Agency or Party	Monitoring Frequency	When Monitoring to Occur	Action Required	Mitigation Measure/Condition of Approval
		The second secon	The state of the s		

,					o larget sites for mitigation shall be sampled for
	·	·			If avoidance is not feasible, any identified special- status plants shall be re-established onsite in a suitable habitat using the following:
			,		 Grading plans shall be modified or fuel modification zones adjusted to avoid sensitive plant populations that are identified by the focused field survey. If feasible
				special-status plants are present	Planning biologist or staff. The plan may include, but not be limited to, the following mitigation actions in order of preference:
	ĘŖ	Once	Prior to issuance of a	Develop a mitigation plan in the event that	identified within the development or fire clearance areas, no grading permit shall be issued until a mitigation plan has been reviewed and approved by the Los Angeles County Department of Regional
				plants	BIO-3(c) In the event special-status plants are
	m g	Once	Prior to grading	presence of special-status	no specimens are found within the development footprint or fire clearance zone, then no additional
				Conduct surveys	
					grading activities if violations of mitigation measures or any local, State, or Federal laws are suspected.
					grading and / or site preparation activities. The biological monitor shall be authorized to stop specific
					rocused field surveys for special-status plant species that may be affected and / or eliminated as a result of
					avoided or minimized, and shall conduct pre-grading
				is retained	That person shall ensure that impacts to blooking less. That person shall ensure that impacts to blooking less than the less th
Initial Date Comments				biological monitor	retained by the applicant as the biological monitor subject to the approval of the County of the Approval
	Party		Occur	****	
Compliance Verification	Responsible Agency or	Monitoring Frequency	When Monitoring to	Action Required	Second measure/Condition of Approval

Los Angeles County Department of Regional Planning Los Angeles County Public Works Environmental Programs Division Los Angeles County Department of Building and Safety

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	0	omplianc	Compliance Verification
soil type and habitat pritaria sufficient for the					Initial	Date	Comments
establishment and growth of the affected					\dashv		Collinion
special-status species.							
Documentation of past successful habitat							
creation and transplantation for the species							
shall be included.							
A performance standard of equal replacement							
of plants and habitat shall be required. In							
addition, revegetation of special plants will be							
considered successful at three years if the							
percent cover and species diversity of the							
restored and / or created habitat areas are							
similar to percent cover and species diversity							
of adjacent existing habitats, as determined		•					
by quantitative testing of existing, restored							
and created habitat areas.			·				
Harvesting and propagation techniques shall							
be specified.							
Monitoring effort shall be identified as at least							
five years. The responsible agent and							
frequency shall be specified. The monitoring							
plan will include:							
 Qualitative monitoring (i.e. photographs 							
Quantitative monitoring (i.e., randomly	_		-				
Performance criteria as approved by the							
County							
4) Monthly reports for the first year and							
bimonthly reports thereafter and							
5) Annual reports which will be submitted to							
		-					
depending upon the performance of							
mitigation site.							
Long-term preservation of the site will be							
				_	_	_	

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LACFD

Los Angeles County Engineering Department
Los Angeles County Fire Department

acted by act	Action Required Action Required Confirm that construction boundary limits are identified on the grading plan and that earth-moving equipment avoids limits	When Monitoring to Occur Occur Occur Occur	Monitoring Frequency Once prior to issuance of a grading permit and periodically during construction	Responsible Agency or Party	Compliand Initial Date	Date Comments
areas the he t. n. The seen will	Confirm that construction boundary limits are identified on the grading plan and that earthmoving equipment avoids limits	Prior to issuance of a grading permit and during construction	Once prior to issuance of a grading permit and periodically during construction	i.i.		
y be all all, urbed ther Nevin's sures B-	Confirm that a survey for the San Fernando Valley spineflower and Nevin's barberry is conducted.	Prior to ground disturbance	Once prior to ground disturbance	d.		
BIO-4(b) In the event the SFVS is discovered onsite,	Confirm that the	After SFVS is	Once after SFVS	TP P		
Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Bullding and Safety	ional Planning 'onmental Programs D ding and Safety	bivision	ED L	Los Angeles County E Los Angeles County F	County Engineering Department County Fire Department	nt

County of Los Angeles

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Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Safety		person shall ensure that listed endangered plants are avoided during construction. After project completion, a monitoring agency shall be identified and the frequency and extent of monitoring shall be determined.	A qualified biologist shall be retained by the applicant as the biologist and monitor subject to the applicant of the County of Los Angeles. That	eujacum development areas. Pessicide / herbicide use shall not be permitted within 100 feet of areas containing listed endangered plants.	Listed endangered plants shall not be artificially shaded by structures or landscaping within the	drainage from developed areas shall not pass through areas populated by listed endangered plants	Wildlife access, but not	may be found onsite. This buffer zone shall be designated with appropriate fencing to exclude	The project shall provide a buffer between development and any listed endangered plant that	for the SFVS and Nevin's barberry by a qualified biologist and shall include, but not be limited to, the following:	(USFVVS) shall be formally notified and consulted depending on the listing status of the species found.	The California Department of Fish and Game (CDFG) The California Department of Fish and Game (CDFG)	the current and anticipated future onsite distribution of	Mitigation Measure/Condition of Approval
nt of Reg orks Envi		lants st ntified hall	the	ed	he	ed ss	t not	l be	ant that	the	und. A	ogist. CDFG)	ition of	val
Jional Planning ronmental Programs C Iding and Safety										notified, and that a management plan is prepared	CDFG and USFWS are	distribution of species is mapped that	future onsite	Action Required
Vivision	After CFVS is											onsite	discovered	When Monitoring to Occur
ED LACFD												onsite	9 2	Monitoring Frequency
Los Angeles County Engineering Department Los Angeles County Fire Department											7.1.2			Responsible Agency or Party
Engineerir Fire Depar												· · · · · · · · · · · · · · · · · · ·	Initial	
ng Departm													Date	Complia
ent													Comments	Compliance Verification

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Rarty		Compliano	Compliance Verification
The plan shall be reviewed and approved by County of Los Angeles Department of Regional Planning prior to issuance of a grading permit.	Review the management Plan	discovered onsite and prior to issuance of a	Once prior to issuance of a	DRP		Cale	Comments
BIO-4(c) If avoidance is not feasible and mitigation is required for impacts to listed plant species, a		grading permit	grading permit			***************************************	
prepared in coordination with CDFG. The MOU should be developed by a qualified plant ecologist and would include an analysis of take, mitigation measures, and an Adaptive Management Plan (AMP) to identify strategies for responding to changed circumstances, and an analysis of the Coordinate of the Co	Confirm that a MOU is prepared	Once	Once after it is determined that avoidance is not feasible and mitigation is required	DRP	•		
methods that will be used to preserve this species in this location, and methods to ensure successful mitigation for impacts to listed plant species. The required level of success for SFVS and potential Nevin's barberry shall be defined at a minimum as a demonstration of three consecutive years of growths and a population equal to or greater than that which would be lost due to the project. The mitigation plan should include but not be limited to:				·			
 Preserving appropriate topsoil within the development envelope as a seed bank to promote revegetation at a relocation site; Salvage operations to relocate perennial species to a suitable mitigation site on the undeveloped areas of the property; 							
the immediate vicinity of the project site, to ensure that the genetic integrity of the local landscape remains intact; Sowing the collected seed into a designated suitable mitigation site.							

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Mitigation Measure/Condition of Approval	Action Required	When	Monitoring	Responsible	Complia	Compliance Verification
		Monitoring to Occur	Frequency	Agency or Party		
Determination of necessary irrigation requirements					Initial Date	Comments
and irrigating the mitigation plantings if necessary until they become established; and					•	
Maintaining and monitoring materials						
sites for a minimum of five (5) years to determine						•
mitigation success/failure, and implementing						
remedial measures to satisfy mitigation objectives.				-		
A Federal "incidental take" permit and or continuation						
of the Federal Endangered Species Act (ESA) may						
also be required. If "take" permits or other agreements						
are required, the applicant shall provide DRP with a						
╀				•		_
Prior to the commencement of grading opposition of	Confirm that pre-	Once	Once prior to	E.O.		
	SUNAVS ATA		commencement			
-	conducted		or grading			
			districtions of soil			
projected soil disturbance activities and the locations			activities			
Construction/grading plans A highering on the						
also be present at the initiation of vegetation clearing						
to provide an education program to the construction	-					
operators regarding the efforts needed to protect the						
CAGN and other special-status species. Fencing or		-				
riagging would be installed around the limits of grading						
prior to the initiation of vegetation clearing.						
A qualified monitoring biologist as approved by the further and the control of the first state of the first						
<u> </u>	that a	Periodically	Periodically			
₹ -—		during the	during the	B		-
	biologist is onsite	scrub	scrub			
ith the	during clearing of		Š			
	Chastat safe scino					
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Mitigation Measure/Condition of Approval	>						
	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party		Compliance Verification	Verification
flushing/capture activities. The monitoring biologist				,	Initial	Date	Comments
would flush CAGN and other special-status species (such as loggerhead shrike) from occupied habitat areas immediately prior to brush clearing and earthmoving activities.						Can	Comments
Coastal sage scrub identified for protection and located within the likely dust drift radius of construction areas would be periodically sprayed with water to reduce accumulated dust on the leaves as recommended by the monitoring biologist.	Confirm that coastal sage scrub identified for protection is	During construction	Periodically during construction	m G		<u> </u>	
BIO-5(b) Not more than two weeks prior to ground disturbing construction within coastal sage scrub, chaparral, and annual grassland habitats, a preconstruction survey for the coast horned lizard, coastal western whiptail, Southern California rufous—crowned sparrow, and any other special-status species	periodically sprayed with water		Orion and Conference				
	Confirm that preconstruction surveys are conducted for special-status species	Within two weeks of ground disturbance	Once within two weeks of ground disturbance				
BIO-5(c) Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles (see also BIO-3(b) above). During earthmoving	·						
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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification	bation
activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat.	Approve the biologist that is chosen by the applicant	Prior to grading	Once prior to grading		Initial Date Cor	Comments
be sted	Confirm that trapping occurs	Prior to any vegetation clearance or grading	Once prior to any vegetation clearing or grading			
with the base of the stick nest from the development area, with the base of the silt fence either buried or sandbagged to prevent animals from entering the project area from underneath the fence. The stick nest would then be removed by the fence.			C			
remove the occupant(s) and allow their escape to adjacent undisturbed habitat. A similar silt fence shall						
be placed at the edge of the grading envelope and remain in place and maintained until completion of ground disturbance activities. The monitoring						
biologist(s) shall acquire appropriate approvals from the California Department of Fish and Game as necessary to perform the salvage activities.						
lualified o o March Peports	Confirm that a qualified biologist conducts nesting bird surveys	Prior to construction activity between March and	Once prior to construction activity between March and			
Department of Fish and Game and the County Biologist for review and approval prior to issuance of a grading permit.		September	September			,
BIO-6(b) Project-related activities likely to have the						
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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party		Complian	Compliance Verification
potential of disturbing suitable bird-nesting habitat					Initial	Date	Comments
shall be prohibited from February 1 through August 31, unless a biological monitor accentable to the			***************************************	***		-	
Director of Planning surveys the project area prior to	project-related	1					
disturbance to confirm that disturbance to habitat will	activities likely to	Tebrian 1 and	Once prior to]			
not result in the failure of nests onsite or immediately	have the potential	hetween	nepruary 1 and	T.			
adjacent to the area of disturbance. Disturbance shall	of disturbing bird-		between		*		
be defined as any activity that physically removes	nesting habitat are	Alignet 31	Detween				
and/or damages vegetation or habitat, any action that	prohibited from	Sugar of	August 31				
may cause disruption of nesting behavior such as	February 1		Vultural of		-		
noise exceeding 90 dBA from equipment, or direct	through August			-			
9	31.						
aleas (200 leet for raptors) no earlier than seven (7)							
days prior to the commencement of disturbance. If an				-			
active nest is discovered onsite or can be reasonably							
deduced to exist immediately adjacent offsite (in							
cases where access to adjacent properties is							
prevented), the project biologist shall demarcate an							
area to be avoided by construction activity until the							
active nest(s) is vacated for the season and there is						-	
no evidence of further nesting attempts. This							
demarcated area will incorporate a buffer area							
surrounding the active nest that is suitable in size and							
habitat type to provide a reasonable expectation of							
breeding success for nesting birds. Limits of							
avoidance shall be demarcated with flagging or							
fencing. The project proponent shall record the							
results of the surveys and recommended protective							
measures described above and submit the records to							
the Department of Regional Planning to document			-				
compliance with applicable State and Federal laws							
per alling to the protection of native birds,							
	Confirm that an	Prior to	Once prior to	7000			
shall	9	issuance of a	issuance of a	5			
L		grading permit	aradina permit				
E Cos	onai Franking onmental Programs D	ivision	- MD	Los Angeles County Engineering Department	ngineerin	g Departme	int
Los Angeles County Department of Building and Safety	ing and Safety			Los Angeles County F	ire Depart	ment	

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or	Co	Compliance Verification
preservation ordinance. This mitigation program shall include, but not be limited to:	developed				Initial Da	Date Comments
1) Performance and success criteria to ensure 100% survival for at least two years (Los Angeles Code Part 16,22.56.2180.A.6.b); 2) Monitoring effort (who is to check on the success of the revegetation plan, and how frequently);						
Key: DRP Los Angeles County Department of Regional Planning Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Safety	onal Pianning nmental Programs Diving and Safety	<i>i</i> is lon	ED L	Los Angeles County Engineering Department	ngineering De ire Departmen	partment

artment	Engineering Dep	Los Angeles County Engineering Department Los Angeles County Fire Department	ED LACFD	lvision	gional Planning ironmental Programs C Iding and Safety	Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division Updated July 2010
		DRP	Once prior to project approval	Prior to project approval	Confirm that mission bell shaped posts are incorporated into the design of the project	VIS-2(a) Exterior lighting shall incorporate mission bell shaped posts to prevent offsite illumination and glare upon adjacent parcels, public areas, environmentally sensitive areas, and the night sky. The posts shall be placed the maximum distance apart and include the minimum lumens allowed by the Los Angeles County
						Visual Qualities
		DRP	As applicable in the event that human remains are discovered	In the event that human remains are discovered	Confirm that if human remains are discovered, Section 7050.5 procedures are followed	CR-1(b) In the event that human remains are discovered during construction or land modification activities, the procedures in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the coroner, If the coroner determines the remains to be those of Native American ancestry, the Native American Heritage Commission shall be notified.
		Ω U	Periodically during ground disturbing activities	During ground disturbing activities	ground disturbance is monitored for the presence of archaeological materials and that if found, applicable procedures are followed	the presence of archaeological materials. Should unanticipated cultural resource remains be encountered during construction or land modification activities, the applicable procedures established by the Advisory Council on Historic Preservation concerning protection and preservation of Historic and Cultural Properties (36 CFR 8700) should be followed. In this event, work shall cease until the nature, extent, and possible significance of any cultural remains can be assessed and, if necessary, remediated. If remediation is needed, possible techniques include removal, documentation, or avoidance of the resource, depending upon the nature of the find.
						Archaeological/Historical
Comments	Case					special status bat species will occur and, therefore, will reduce impacts on bat species to a less than significant level.
liance Ve	-	Responsible Agency or Party	Monitoring Frequency	When Monitoring to Occur	Action Required	wingation Measure/Condition of Approval
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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Com	Compliance Verification
Westernmost boundary of the lot to maximize the					Initial Date	Comments
distance between the driveway and the intesection. The driveways that would provide accept to section.						
buildings proposed on Lots 75 and 76 which are						
located north and south of "A" Street, should be						
aligned. The access driveways shall be shown in						
T-3(b) Parking. The ultimate site plan shall show that						-
for each of the office buildings, parking supply will						
equal one space per 400 S.F., and each residential						
T-4(a) The Old Road / Sloan Canyon Bond; In						
addition to the intersection improvements included in	Confirm that the	Prior to project	Once prior to	Los Angeles		
the Castaic Bridge & Thoroughfare (B&T) Fee District	approach is	approval	project approval	County		
Program, the westbound approach would need to be	modified to			Transportation	·-	
signals would need to be installed to meet County	provide a free right	-				
thresholds. The payment of the Castaic B&T Fee	traffic sionals are					
2% of the cost of the additional improportionate share of	installed at Old					
mitigate the project's cumulative impact.	Road/Sloan Canyon Road					
T-4(b) The Old Road / Parker Road intersection:	,	-				
<u></u>	Confirm that					
ound luci	Castaic B&T	Prior to project		Los Angeles		
	restripe of the	approval	project approval	Department of		
asialo	approach are			Transportation		
	implemented					_
project's cumulative impact. It is noted that these						
improvements are in addition to the project-specific						
mitigation measures outlined in Mitigation T-1.		-				
Key: DRP Los Angeles County Department of Regional Planning	onal Di amaina					
EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Seferical Services a	onmental Programs D	ivision	LACFD	Los Angeles County Engineering Department Los Angeles County Fire Department	ingineering Dep	artment
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Mitigation Measure/Condition of America							
of other property of the prope	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party		Compliand	Compliance Verification
ntersection: The Dold On-Ramp / Parker Road					Initial	Date	Comments
Intersection: The Parker Road Interchange project contained in the Castaic B&T Fee District would result in LOS "B" during the P.M. peak hour, which meets County thresholds. Payment of the Castaic B&T Fee District fees would mitigate the project's cumulative impact.	Confirm that Castaic B&T Fee District fees are paid	Prior to operation of the proposed project	Once prior to the operation of the proposed project	DR P			9101
T-4(d) 1-5 Northbound Off-Ramp / Ridge Route Road intersection: In addition to the Parker Road overcrossing widening project contained in the Castaic B&T Fee District, the intersection would need to be signalized to meet County thresholds. The payment of the Castaic B&T Fee District fees and payment of the proportionate share (7.4% of the cost of the traffic signal) would mitigate the project's cumulative impact.	Confirm that the northbound off- ramp/Ridge Route Road intersection is signalized	Prior to project approval	Prior to project approval	Los Angeles County Department of Transportation			
Waste Disposal			-			····	
WD-3(a) New homeowners shall be provided with educational materials on the proper management and disposal of household hazardous waste within the community of Castaic.	Confirm that new homeowners are provided with educational material regarding hazardous waste	After occupancy of the Castaic community	Once after occupancy of the Castaic community	Los Angeles County Department of Health Services		·	
WD-3(b) The development project is required, pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991, to provide adequate storage area for collection and removal of recyclable materials. Storage areas for the collection and storage of recyclable and green waste materials shall be required for subdivision approval and shall be required as a part of the final designs for each residential and commercial lot.	Confirm that storage areas for recyclable and green waste materials are onsite	Prior to occupancy of onsite residences	Once prior to occupancy of onsite residences	т Р			
Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Safety	onal Planning onmental Programs Di ling and Safety	Vision	ED L	Los Angeles County Engineering Department	ngineering re Departn	Departmen	Ā

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party		Complian	Compliance Verification
					Initial	Date	Comments
WD-3(c) Construction projects with a total value of over \$100,000 in addition to demolition and grading projects in the County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan shall be submitted to and approved by the Public Works Environmental Programs Division before a construction, demolition, or grading permit may be	Approve a Recycling and Reuse Plan	Prior to construction, demolition, or the issuance of a grading permit	Once prior to construction, demolition, or the issuance of a grading permit	. D			
SOCIO.						•	
WD-3(d) Public Works' Environmental Programs Division shall be contacted for required approvals and operating permits in the event that construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities is necessary.	Approve operating permits in the event that modification of facilities is required	In the event that modification of facilities is required	As necessary in the event that modification of facilities is required	Ü.			
Education Services							
E-1 School Fees. Payment of school fees based on square footage of residential and commercial development in the amount of \$521,700 to Castaic Union School District, and \$436,740 to William S. Hart Union School District (or adjusted based on current fees) would mitigate the potential adverse impacts to local schools to a level of insignificance.	of school fees	Prior to project occupancy	Once prior to project occupancy	Los Angeles County Office of Education			
E-2 Library Fees. Payment of \$55,300 (or adjusted based on current fees) in Library Fees based on development of 70 residential units would reduce the impacts on library services to a level of insignificance.	Confirm payment of library fees	Prior to project occupancy	Once prior to project occupancy	County of Los Angeles Public Library			
Public Services							

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Los Angeles County Engineering Department Los Angeles County Fire Department

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	c	ompliance	Compliance Verification
PS-2 (a) Access, If feasible, widen "A" Street right-	Confirm that if	0357 1	>		Initial I	Date	Comments
നയമ	feasible, "A" street and "B", "C", and "E" cul-de-sacs	Prior to project approval	Once prior to project approval	Los Angeles County Department of		Succession	Confinence
PS-2(b) Crime Prevention. The following measures are recommended for incorporation into the project design to facilitate crime prevention within the development.	are widened Confirm that			na isporte itoli			
Provide lighting in open areas and parking lots: Ensure visibility of doors and windows from the street;	lighting is provided in open areas, doors and windows are	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP	- AND		
Ensure that the required building address numbers are lighted and readily apparent from the street for emergency response agencies.	visible from the street, and address numbers are lighted and apparent					· · · · · · · · · · · · · · · · · · ·	
						-	
nexation. Prior to development, the applicant ordinate with Newhall County Water District to ne northeast portion of the project site into the District.	Confirm that the applicant coordinates with Newhall County Water District	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
w(a) interior Conservation. Interior water conservation measures, as required by the State of California, shall be incorporated into the project residential and commercial components. These include, but are not limited to:		Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
Installation of low flow toilets and urinals in all new construction; Installation of water heating system and pipe insulation in all new construction to reduce water used before water reaches equipment or fixtures;	the project design						
Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division Updated July 2010 Los Angeles County Department of Building and Safety	onal Planning onmental Programs Di ling and Safety	vision	ED LACFD L	Los Angeles County Engineering Department Los Angeles County Fire Department	ngineering E re Departme	epartment	

Mitigation Measure/Condition of Approval Installation of self-closing faucets in all lavatories. W-2(b) Exterior Conservation. Exterior water conservation features as recommended by the State Department of Water Resources, shall be incorporated into the project residential and commercial uses. These include, but are not limited	Action Required Confirm that exterior water conservation measures are	When Monitoring to Occur Prior to Issuance of a grading permit	Monitoring Frequency Once prior to issuance of a	Responsible Agency or Party	nitia.	Compliance	Compliance Verification Date Comments
 Landscaping of common areas with low waterusing plants; Minimizing the use of turf by limiting it to lawn dependent uses; Wherever turf is used, installing warm season grasses. 	incorporated into the project design				~~		
W-2(c) Reclaimed Water. The residential and commercial uses shall, to the extent feasible, use reclaimed water for irrigation of landscaping.	Confirm that residential and commercial uses use reclaimed water to the extent feasible	During occupancy of the project	Periodically during occupancy of the project	m o			
	Landscape Plan Check	Prior to issuance of a building permit	Once prior to issuance of a building permit	DRP			
W-3(a) Connection Fees. The applicant shall pay the current Castaic Area Connection Fee that is necessary to connect water conveyance infrastructure within the project area to the eight-inch existing main located beneath The Old Road.	Confirm that the applicant pays the Castaic Area Connection Fee	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
W-3(b) Water Main Upgrades. The applicant shall pay for any necessary upgrades to the eight-inch water	Confirm that the applicant pays for	Prior to issuance of a	Once prior to issuance of a	DRP	*		
Key: DRP Los Angeles County Department of Regional Planning EP Los Angeles County Public Works Environmental Programs Division BD Los Angeles County Department of Building and Safety Updated July 2010	ional Planning ronmental Programs C ding and Safety	Division	ED LACFD	Los Angeles County Engineering Department Los Angeles County Fire Department	County Engineering Dep County Fire Department	g Departmer ment	Ħ.

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	a a a a a a a a a a a a a a a a a a a		and	occupancy, and periodically throughout occupancy		

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Key: DRP EP BD Updated July 2010 Los Angeles County Department of Regional Planning Los Angeles County Public Works Environmental Programs Division Los Angeles County Department of Building and Safety

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Los Angeles County Engineering Department Los Angeles County Fire Department



This Oak Tree Care and Maintenance Guide offers basic information and the planning and development practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to:

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- · Operation of machinery or
- equipment
- · Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://lacofd.org/Forestry_folder/otordin.htm

Or contact:

Department of Regional Planning 320 W. Temple Street, 13th floor Los Angeles, CA 90012-3284 (213) 974-6411 TDD: (213) 617-2292 http://planning.co.la.ca.us

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but all oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak AUEROUS LOBATA

LARGE DECIDUOUS TREE 60-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES DEEP GREEN , 3"-4" LONG : PAPER LIKE TELTURE WITH DEEP ROUNDED LOSES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS : FOR THIS REASON THE VALLEY CAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERLY BY ASSICULTURE AND URBAN DEVELOPMENT.



Coust Live Oak

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE. LEAVES: GLOSSY GREEN, I"-3" LONG "SPINY, ROUNDED, AND HOLLY LIKE "BUT DISTINCTLY CUPPED OR CUPLED UNDER AT THE EDGES.



Lutur Live Oak

Evergreen tree 30'-75' High of a shrub 8'-10' High in Chaparral areas. Has a full, dense rounded shape, not broad 40 with large limbs like a coast live oak. They tend to grow in clumps rather than as a single tree.

Leaves: Dark green, !"-4" Long. Edges either smooth or spiny, but always flat - not curled under.

other common anks:

California black dak : Quercus kellossi Canyon Live dak : Quercus chrysolepis Engelmann oak : Quercus engelmannii

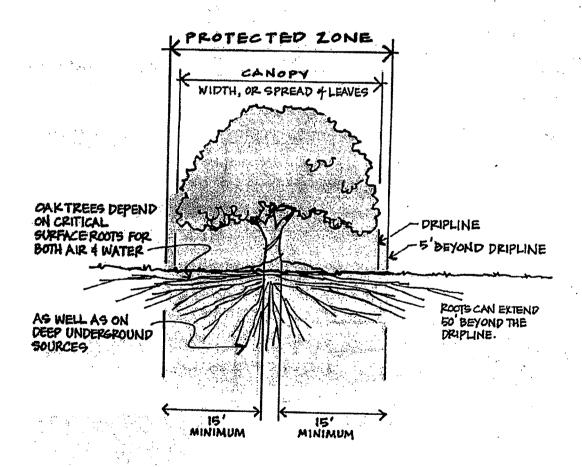
THE PROTECTED ZONE

The **protected zone** defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

"The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches <u>must</u> be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

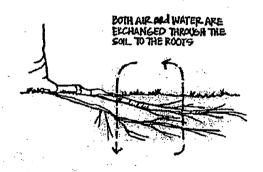
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

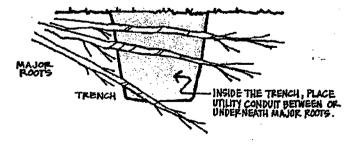
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

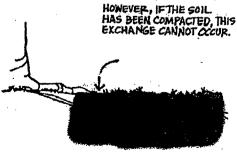
If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under mulching).

SOIL COMPACTION



TRENCHING





MAINTENANCE

Watering

The key is prevention – do not over water. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require any additional water.

If the natural source of surface or underground water has been altered, some supplemental water <u>may</u> be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

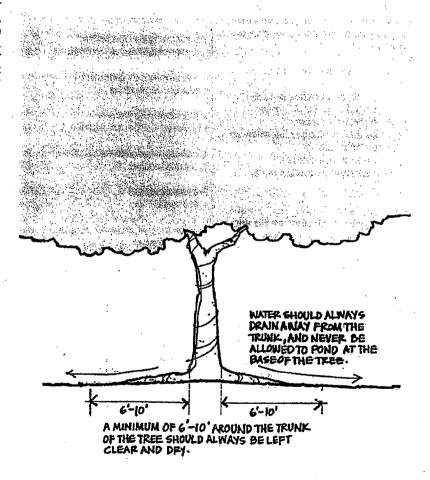
Pruning -

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus Armillaria mellea. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- · die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to avoid the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name Description Arctostaphylos densiflora 3' high, 6' wide. Toughest of available forms. 'Howard McMinn' Manzanita Whitish-pink flowers. Arctostaphylos edmundsii 1-2' high, 4-5' wide. Tolerant of full shade. Little Sur Manzanita Arctostaphylos hookeri 1-2' high, spreading to 12' wide by rooting Monterey Carpet Manzanita branches. White to pink flowers. Ceanothus griseus horizontalis Less than 2 1/2' tall, low & creeping. Carmel Creeper Clusters of small blue flowers. Heuchera spp. 2-4' mound. Flowers on an upright stem 2-3" Coral Bells high and spotted with red or pink. Mahonia aquifolium compacta 2-4' high, spreading by underground roots. Oregon Grape Bright yellow flower clusters. Ribes viburnifolium 2-3' high, spreading to 12' wide. Flowers Evergreen or Catalina Currant pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the <u>Sunset Western</u> <u>Garden Book</u> to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department Prevention Bureau, Forestry Division 5823 Rickenbacker Road, Rm #123 Commerce, CA 90040-3027 (323) 890-4330 http://lacofd.org/forestry.htm

University of California Integrated Hardwood Range Management Program 163 Mulford Hall, Berkeley, CA 94720-3114 http://danr.ucop.edu/ihrmp

Private Organizations

The Theodore Payne Foundation 10459 Tuxford Street Sun Valley, CA 91352-2126 (818) 768-1802 www.theodorepayne.org

California Native Plant Society 1722 J Street, Suite 17 Sacramento, CA 95814-3033 (916) 447-2677 www.cnps.org

The California Oak Foundation 1212 Broadway, Suite 810 Oakland, CA 94612-1810 (510) 763-0282 www.californiaoaks.org

Arboretums and Botanic Gardens

Los Angeles County Arboreta and Botanic Gardens 301 N. Baldwin Ave. Arcadia, CA 91007-2697 (626) 821-3222 www.arboretum.org

Los Angeles County South Coast Botanic Garden 26300 Crenshaw Blvd. Palos Verdes Peninsula, CA.90274-2515 (310) 544-6815 www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens 1418 Descanso Drive La Canada-Flintridge, CA 91011-3102 (818) 949-4200 www.descansogardens.org

Rancho Santa Ana Botanic Garden 1500 North College Claremont, CA 91711-3157 (909) 625-8767 www.rsabg.org

The Lummis Home 200 E. Avenue 43 Los Angeles, CA 90031-1304 (213) 222-0546

Publications

Compatible Plants Under and Around Oaks. Bruce W. Hagen... [et al]. The California Oak Foundation.

Growing California Native Plants. Marjorie G. Schmidt, Univ. California Press. 1981.

<u>Illustrated Guide to the Oaks of the Southern Californian Floristic Province</u>. Fred M. Roberts. FM Roberts Publications. 1996.

<u>Living Among the Oaks: A Management Guide for Landowners</u>. University of California Integrated Range Management Program. 1995.

Oaks of California. Bruce M. Pavlik...[et al]. Cachuma Press & the California Oak Foundation. 1995.

<u>Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape.</u>
GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.
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Regenerating Rangeland Oaks in California. University of California Integrated Range Management Program. 2001.